



CITY OF BAINBRIDGE ISLAND

PLANNING & COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH | BAINBRIDGE ISLAND, WA 98110
206.780.3750 | PCD@BAINBRIDGEWA.GOV | WWW.BAINBRIDGEWA.GOV

NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

DATE OF ISSUANCE: Monday, November 25, 2019

PROJECT NAME: Winslow Hotel

PERMIT NUMBER: PLN50880 SPR

PLN50880 CUP

PERMIT TYPE: Site Plan and Design Review

Conditional Use Permit

TAX PARCEL: 272502-4-098-2009

272502-4-097-2000

PROJECT SITE: 241 Winslow Way W

253 Winslow Way W

PROJECT DESCRIPTION: Proposed redevelopment of two properties with an 87-room hotel, associated banquet space and meeting rooms, restaurant and bar, spa, and back of house spaces. The hotel and residences are designed around a courtyard which includes preservation of a Giant Sequoia (62.5" diameter), a reflecting pond, ceremony space, a band shell, and landscaping. All parking is located on-site, both under the building and as surface parking, totaling 143 spaces. The site has capacity for an additional 37 vehicles using stacked parking by valet attendants for a total capacity of 180 on-site spaces.

SEPA DETERMINATION: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if measures to mitigate the proposal are used. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

SEPA OFFICIAL: Heather Wright

Director of Planning and Community Development

ADDRESS: City of Bainbridge Island

Department of Planning and Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

(206) 780-3750

Signature: Heather Wright Date: 11/25/19

APPEAL: This SEPA determination may be appealed by filing a written appeal and paying a \$530.00 filing fee to the City Clerk at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 2.16.020 and/or 16.04.170. **An appeal must be filed no later than 4:00 p.m., Monday, December 9, 2019. You should be prepared to make specific factual objections.**

PROJECT DOCUMENTS: https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/0a748365-4139-46ed-804a-a9af0181cc0c?_conv=1

To review documents and prior notices for this proposal, please follow the link above or go to

the City website at bainbridgewa.gov, select 'Online Permit Center' and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall (M-F 8:00am-12:00pm).

If you have any questions, contact:

Olivia Sontag, Planner

City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

(206) 780-3760 or pcd@bainbridgewa.gov

Mitigation Measures for Winslow Hotel (PLN50880 SPR/CUP) SEPA Determination:

1. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop, and the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
2. The existing building at the south end of TA# 272502-4-098-2009 shall be photographed prior to demolition. Any architecturally significant craftsmanship shall be documented, and materials salvaged where feasible. Photographs and any other historic documentation of the site shall be made available for viewing in a gallery space within the development. This shall be viewable upon certificate of occupancy for the building.
3. To mitigate traffic impacts on adjacent properties and with permission of the property owner, the applicant shall develop the frontage of the adjacent property to the east (TA#: 272502-4-099-2008) consistent with the street standard for an urban collector roadway in the Winslow Core per drawing DWG. 7-030. The frontage shall include a 5-foot wide right of way dedication along the full property's Winslow Way West frontage conveyed to the City by a Right of Way Deed (or through a permanent pedestrian easement), a 6-foot wide bike lane (5 feet of asphalt and 1-foot gutter pan), concrete curb and gutter with an adjacent 3-foot planter strip, and a minimum 5-foot wide concrete sidewalk. A public pedestrian easement shall be dedicated to the City for sidewalk improvements proposed outside of the future right of way boundaries. All work shall be completed or bonded for prior to certificate of occupancy for the building, unless otherwise agreed to by the city.
4. To mitigate traffic impacts, the applicant shall install a crosswalk on Winslow Way W at a point approximately midway between the crosswalk at Wood Avenue SW and the crosswalk at Finch Place SW. Additional site evaluation may be required to determine the specific design and location. A right of way permit is required for this work and will be reviewed by the Public Works Department at the time of application. All work shall be completed or bonded for prior to certificate of occupancy for the building, unless otherwise agreed to by the city.
5. To mitigate traffic and infrastructure impacts, the applicant shall repave the right of way along the Winslow Way W frontage of the subject properties and adjacent property to the east (TA#: 272502-4-099-2008). Repaving shall extend from the frontage of the above described properties to the centerline of Winslow Way W. All work shall be completed or bonded for prior to certificate of occupancy for the building, unless otherwise agreed to by the city.

6. To mitigate traffic and parking impacts, the applicant shall operate a minimum of one ADA-compliant shuttle to transport guests to and from the Washington State Ferry terminal and other local destinations. This service shall be operational upon certificate of occupancy for the building.
7. To mitigate traffic and parking impacts, the applicant shall provide a shared bicycle (or equivalent electric-assisted bicycle) program on site with a minimum of 36 bicycles and 36 bicycle parking spaces (one per five of the 180 parking spaces) that allow secure locking of both the frame and wheels of a bicycle. This service shall be operational upon certificate of occupancy for the building.
8. To mitigate traffic and parking impacts, the applicant shall incorporate communications to their guests regarding the alternative modes of transportation available to reduce the use of single-occupancy vehicles. Communication with guests shall address at a minimum: the ADA-compliant shuttle service to and from the Washington State Ferry terminal and other local destinations, the shared bicycle program and location of bike lanes, and walkability with suggested routes. The applicant shall inform the City of their plan and periodically update them of any changes.
9. To mitigate traffic impacts, the hotel shall have staggered check-in times that coincide with the Washington State Ferry schedule.
10. To mitigate traffic and parking impacts, the applicant shall place parking signs near each vehicle entrance to denote the purpose. Examples may include employee parking, service and delivery vehicle entrance, shuttle entrance, valet parking, parking garage, and restaurant parking. The signs shall be installed prior to certificate of occupancy for the building.
11. To ensure traffic, parking, and noise impacts are successfully mitigated, the applicant shall submit to the city a monitoring report, prepared by the respective qualified professionals, after the first and second year following the certificate of occupancy for the building. During the first two years following the certificate of occupancy for the building, the applicant shall also track complaints, the nature of the complaint, the time/date the impact was noted and provide this to the professionals preparing the reports. The monitoring report shall evaluate traffic, parking, and noise for a minimum of six events occupying the large banquet room and the courtyard. The reports shall include, at a minimum, information about the level of occupancy of the hotel rooms during the events, the method of travel for hotel guests, the number of parking spaces (including stacked vehicles) occupied, the number of people attending the event, and measured noise levels. The applicant shall work with the city's Public Works Department Development Engineer to determine other traffic and parking variables to measure for the monitoring report.
12. To ensure traffic, parking, and noise impacts are successfully mitigated, the city shall use the monitoring reports to determine if additional conditions are necessary. Additional conditions may be administratively imposed and may include but not be limited to:
 - Limitations on room occupancy, the frequency, size, and hours of events;
 - Testing by an acoustical engineer to establish appropriate noise reduction measures;
 - Offsite parking agreements;
 - Additional screening;
 - Infrastructure improvements; and/or
 - An event and courtyard management plan.

13. Dust shall be managed in compliance with WAC 173-400 and Puget Sound Clean Air Agency – Regulation I, 9.15 (PSCCA Reg). “It shall be unlawful for any person to cause or allow visible emission of fugitive dust...” – PSCCA Reg, 9.15(a). The project proponent or contractor shall prepare and implement a “Dust Control Plan” in conformance with Department of Ecology Publication 96-433. Prior to any site activity, the “Dust Control Plan” shall be submitted to the City and it shall be actively managed for the duration of the project. Unlawful emissions (see below) shall be corrected immediately and/or dust generating operations ceased until additional or alternate BMPs can be implemented to maintain emissions below allowable levels.

“Fugitive dust” means a particulate (especially soil/dirt) emission made airborne by forces of nature, man’s activity, or both, that leaves the subject site. Unlawful emissions shall generally be defined as emissions leaving the subject property that are visible to an untrained observer. Where continuous monitoring equipment is used particulate matter concentrations shall be monitored for 10µm particle (PM10) size. The 24-hr average PM10 emissions shall not exceed a concentration equivalent to the EPA Air Quality Index (AQI) of 50 (54µg/m³) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 (154µg/m³).

14. To mitigate noise impacts, the applicant shall inform immediately abutting neighbors of events taking place on site to the extent feasible. For example, the applicant may install a kiosk near the building entrance where dates and times of events can be posted for public viewing, information on a webpage, and/or an email listserv with information on who to contact with questions or concerns. The applicant shall inform the City of their method and periodically update them of any changes.
15. To mitigate noise impacts, solid waste pick-up shall occur between 10:00am and 12:00pm in accordance with the letter from Bainbridge Disposal dated December 5, 2018.
16. To mitigate noise impacts, solid waste facilities shall be enclosed within the building and pick up shall occur under the building. Delivery services shall occur at the loading docks in the west wing of the building.
17. To mitigate noise and light impacts to the adjacent Wood Avenue Townhomes to the west, a solid six-foot high wall or fence shall be installed along the west property line abutting the townhome access drive.
18. The limits of clearing and grading shall be clearly marked in the field and inspected by the Department of Planning and Community Development staff prior to start of any clearing, grading, or other site work.
19. The City’s Arborist shall be present during the preconstruction meeting to advise on best practices for excavation around the root zones of trees to be preserved both on and offsite.
20. To mitigate visual, noise, and light impacts to adjoining properties, additional vegetation shall be planted along the southerly lot boundary of TA# 272502-4-097-2000, beginning at the NW corner of the surface parking lot and extending westerly to the SW corner, then continuing northerly along the west lot line to the edge of paved parking. Additional vegetation shall also be planted from the SE corner of TA# 272502-4-098-2009, extending northerly the full length of the abutting residential lot TA# 272502-4-102-2003. A planting plan shall be submitted with the building permit, reviewed by the City and installed or bonded for prior to certificate of occupancy.